



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

September 15, 2014

1409-DP-25

1409-SIT-11

**Petition Number:** 1409-DP-25 & 1409-SIT-11

**Subject Site Address:** Southeast corner of 186<sup>th</sup> Street and Grand Park Boulevard

**Petitioner:** Greenwalt Corporation

**Request:** Petitioner is requesting Development Plan and Site Plan approval for Lot six (6) located in the Grand Park Village PUD District, just south of the Sports Campus at Grand Park

**Current Zoning:** Grand Park Village PUD

**Current Land Use:** Undeveloped/Agricultural

**Approximate Acreage:** 3.19 acres +/-

**Property History:** 1405-SPP-11 (Primary Plat)

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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**HISTORY & PROCEDURAL**

The Primary Plat for Grand Park Village, Section 1 was approved by the Plan Commission for six (6) commercial lots at its June 16, 2014, meeting, subject to all necessary approvals and permits being obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and the Hamilton County Highway Department prior to the issuance a building permit.

The filed Development Plan and Site Plan for Lot six (6) had their public hearing at the September 2, 2014, Advisory Plan Commission meeting.

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**DEVELOPMENT PLAN REVIEW COMMENTS (WC 16.04.165(D)(3))**

**1. Zoning District Standards: (Business District Standards WC 16.04.050)**

General Requirements: (WC 16.04.050.A):

Comment: Compliant

PUD District (underlying GB) Standards: (WC 16.04.050.F)

- A. Minimum Frontage Required on Street of Primary Access: None
- B. Minimum lot depth: None



- C. Minimum building area: None
- D. Set back from Internal Streets: No minimum
- E. Set back from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area.
- F. Side yard: no minimum (may be adjoining buildings)
- G. Rear yard: minimum of ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.
- H. Building Height: No maximum building height

Comment: *Compliant*

**2. Site Access and Site Circulation:**

- A. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.

Comment: *Petitioner is working with the Westfield Public Works Department to ensure compliance*

- B. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

Comment: *Compliant*

- C. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Comment: *Petitioner is working with the Westfield Public Works Department to ensure compliance*

**3. Landscaping: (WC 16.06 *et seq.*)**

- A. General Landscape Design Standards: (WC 16.06.040):

Comment: *Compliant*

- B. On-Site and Street Frontage Requirements: (WC 16.06.050):

- Shade Trees: 10 per acre (3.19 acre) = 31.9 shade trees
- Ornamental/Evergreen Trees: 10 per acre (3.19 acre) = 31.9 ornamental/evergreen trees
- Shrubs: 25 per acre (3.19 acres) = 79.75 shrubs

Comment: *Compliant*



C. Road Frontage Standards

- (1) At least one (1) shade tree per forty (40) linear feet of road frontage shall be planted adjacent to a public right-of-way.

Comment: *Compliant*

D. Buffer Yard Requirements: (WC 16.06.060):

Adjacent uses: Sycamore on the Monon PUD (SF-3 underlying zoning) and Grand Park Village PUD – Parcel A (GB underlying zoning) = 40' buffer yard.

Comment: *N/A for Outlot #6 (Shoppes at Grand Park)*

E. Interior Parking Lot Landscaping: (WC 16.06.070):

- (1) Area Required: 50 or more space = 10% reserved for landscaping  
(2) Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island

Comment: *Compliant*

F. Perimeter Parking Lot Landscaping

- (1) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:  
(a) The parking lot is located within a required yard; or  
(b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.  
(c) Shall be one (1) tree per thirty (30) linear feet of parking lot length and one (1) shrub per every three (3) feet of parking lot length.  
Parking lot length: 690' = 23 trees and 230 shrubs

Comment: *Compliant*

G. Grand Park Village PUD Landscaping

- (1) Required onsite trees and plantings within Lake Village, Monon Bike Hub, General Commercial, Office and Medical, and Entertainment Venue areas may be planted in Development common areas in place of onsite.  
(2) Twenty-two (22) acres of the Development will be set aside for open space.  
(3) The Lake Village, comprising an approximately twenty (20) acre lake, the Boardwalk, surrounding green space and trails, shall be included in the minimum required open space for the overall development;  
(4) Minimum required buffer yard between non-residential shall not apply to mixed use areas.

Comment: *Compliant*

4. **Lighting:** (WC 16.07.010 et seq.)

Comment: *Compliant*

5. **Signs:** (WC 16.08 et seq.)

Comment: *Signs are approved administratively through a separate sign application process.*



**6. Building Orientation:**

- A. Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

Comment: *Compliant*

- B. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:

- (1) Loading berths oriented toward any street shall be permitted;  
(2) Maneuvering aisles and driveways may serve both required parking and loading berths.

Comment: *Compliant*

- C. No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District

Comment: *Compliant*

- D. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

Comment: *Compliant*

**7. Building Materials:**

Exterior materials permitted throughout the development shall be architectural related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (*please see Exhibit 4, Figures 9-13 for examples of Hardie Plank*), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:

- A. Vinyl, as a building material, shall only be used to clad windows and for soffits;  
B. Metal siding may be permitted as an accent, trim or in signage.

Comment: *Compliant*

**8. Comprehensive Plan Compliance:**

The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: *The proposal is consistent with the "Family Sports Capital Addendum" and "Family Sports Capital Addendum II" of the Westfield-Washington Comprehensive Plan, which contemplates retail and restaurant related uses in close proximity to the Sports Campus*



**9. Street and Highway Access:**

The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: N/A

**10. Street and Highway Capacity:**

The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: Petitioner is currently working with Westfield Public Works Department to ensure compliance

**11. Utility Capacity:**

The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: Petitioner is working with Westfield Public Works Department and utility services providers to ensure compliance

**12. Traffic Circulation Compatibility:**

The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Compliant

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**PRINCIPALS AND STANDARDS OF DESIGN (WC 16.04.230) AND STANDARDS OF IMPROVEMENT (WC 16.04.240)**

**1. Street Standards**

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and where streets cross other streets, jogs shall not be created.
- B. Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.
- C. Certain proposed streets, where appropriate, shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.
- D. Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision.
- E. Widths of streets shall conform to the standards specified in the Hamilton County Thoroughfare Plan and the Westfield Thoroughfare Plan.
- F. The maximum length of cul-de-sacs shall be six hundred (600) feet measured along the centerline from the intersection at origin to the center of the circle. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one

- hundred (100) feet for streets abutting single family residential districts and one hundred twenty (120) feet for streets abutting all other districts.
- G. Alleys shall be discouraged in residential districts but may be included in commercial and industrial areas where needed for loading, unloading, or access purposes. Alleys shall be at least twenty (20) feet in width.
  - H. All streets should intersect at ninety (90) degree angles for a minimum distance of one hundred (100) feet measured from the intersection of right-of-way lines. In no instance shall they intersect at less than eighty (80) degree angles onto Expressways, Primary Arterials, Secondary Arterials, or Collectors; or less than seventy (70) degree angles onto Local Roads or Streets.
  - I. At intersections of streets the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs.
  - J. If the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Plan Commission.
  - K. Intersections of more than two streets at one point shall not be permitted.
  - L. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted.
  - M. Where parkways or special types of streets are involved the Plan Commission may apply special standards to be followed in their design.
  - N. When subdividing land, consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
  - O. Only one street, driveway or point of vehicle access shall be permitted from a subdivision onto a primary arterial, secondary arterial, or collector. Two or more streets, driveways, or points of vehicle access may be permitted by the Plan Commission only if they are definitely needed to improve the safety and traffic circulation in the area, or are required because of the large size of a subdivision. Subdivisions shall not be designed to permit direct access by a driveway to any primary arterial, secondary arterial, or collector.
  - P. A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. An adequate easement for a turn-around shall be provided for any such temporary dead-end street which extends 200 feet or more in length. Such easement shall be automatically vacated to abutting property owners when said dead-ended street is legally extended.
  - Q. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows:
    - (1) Arterials            500 feet
    - (2) Collectors        300 feet
    - (3) Local              150 feet
  - R. Curvature measured along the center line shall have a minimum radius as follows:
    - (1) Arterials            500 feet
    - (2) Collectors        300 feet
    - (3) Local              150 feet

- S. Between reversed curves on primary arterials and secondary arterials there shall be a tangent of not less than 100'; on collectors and local roads such tangent shall be not less than 40'.
- T. Maximum grades for streets shall be as follows:
  - (1) Arterials; not greater than six percent (6%).
  - (2) Collectors and local roads; not greater than ten percent (10%).
- U. The minimum grade of any street gutter shall not be less than three-tenths percent (0.3%).
- V. No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevation between 3' and 12' above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of-way lines and a line connecting points:
  - (1) 40' from intersections of Collectors or Local Roads
  - (2) 75' from intersections of Expressways or Arterials
  - (3) 10' from intersections of driveways or alleys.
- W. No driveway shall be located within 75' of the intersection of two street lines.
- X. Acceleration lanes, deceleration lanes, passing blisters, or left turn lanes may be required to be constructed at the intersection of any proposed local road with an expressway, arterial, or collector.
- Y. At the intersection of any proposed local road or street with and Expressway, Primary Arterial, Secondary Arterial, or Collector; acceleration lanes, deceleration lanes, passing blisters, or left turn lanes may be required to be constructed.

*Comment:* Petitioner is working with the Westfield Public Works Department to ensure compliance

**2. Block Standards:**

- A. Blocks not to exceed 1250' in length.
- B. Blocks shall be of sufficient width to permit two tiers of appropriate depth, except where an interior street parallels an expressway, primary arterial, or secondary arterial.

*Comment:* Compliant

**3. Lot Standards:**

- A. All lots shall abut on a street.
- B. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided.
- C. Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets.

*Comment:* Compliant

**4. Easement Standards:**

Easements for utilities shall be provided. Such easements shall have a minimum width of 20', and where located along lot lines, one-half of the width shall be taken from each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services.

*Comment:* Petitioner is working with the Westfield Public Works Department to ensure compliance



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**STAFF COMMENTS**

The submitted plans are compliant with the applicable PUD ordinances and zoning ordinances. Staff recommends approval of 1409-DP-25 and 1409-SIT-11 with the following condition:

- Prior to the issuance of a building permit, all necessary approvals and permits shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office.
- If you have any questions for staff or regarding any comments made in this letter, then please contact Jeffrey M. Lauer at (317) 910-2927 or [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov)